

**CITY OF SAN ANTONIO**  
**San Antonio Fire Department**  
**MEMORANDUM**

**TO:** SAFD and DSD Associates

**FROM:** Asst. Chief Earl Crayton II, Fire Marshal

**DATE:** December 8, 2005  
*Revised November 15, 2006*  
*Revised March 10, 2008*

**FILE:** Code Interpretation Manual

---

**INTERPRETATION NUMBER: CI2006-008**

**TITLE:** Platted Easements for Fire Lanes across Lot Lines

**CODE EDITION:** 2006 International Fire Code (IFC) as amended by COSA

**SECTION:** 503.1.1

**PURPOSE:** To clarify if/when fire lane easements (i.e., ingress/egress easements) are required to be recorded on a property's plat.

**QUESTION 1:** Does the City of San Antonio permit fire lane access to a building from an adjacent lot? If so, is any special documentation required for this shared access across different lots.

**ANSWER 1:** Per Section 503.1.1.2 of the COSA Fire Code amendments, where fire apparatus access roads for a building or buildings are provided from an adjacent lot, a fire lane easement or ingress/egress easement is required to be recorded on the adjacent lot's plat that is providing the common access. The adjacent lot's plat is to clearly show the easement and include a note that states that the fire lane or ingress/egress easement may not be removed from the plat without the written approval of the Director of Development Services and the Fire Marshal.

---

**QUESTION 2:** Can the shared access agreement be prepared on a legal instrument that is recorded with the county in lieu of being recorded on the plat?

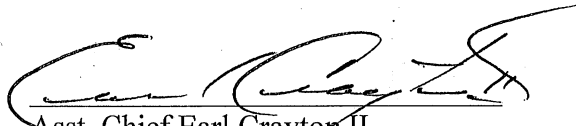
**ANSWER 2:** No.

**QUESTION 3:** Can the shared access easement be a note on the plat rather than graphically showing the easement on the lot plan?

**ANSWER 3:**

If the cross access easement is to be across the entire lot or lots in question, yes. The note is to clearly describe the easement and is to include, at a minimum, the following statement:

*"Ingress and egress shall be provided between all adjacent lots for adequate fire department vehicle access per the City of San Antonio Fire Code. The cross access shall not be blocked nor may this note be taken off the plat without written permission from the City of San Antonio Director of Development Services and the San Antonio Fire Department Fire Marshal."*

A handwritten signature in black ink, appearing to read "Earl Crayton II", written over a horizontal line.

Asst. Chief Earl Crayton II  
Fire Marshal  
San Antonio Fire Department